Stockton, CA

2021

Mean Appraised Value

$513,441

Mean Appraised Value in Communities of Color

$402,430

Mean Appraised Value in White Neighborhoods

$737,480

Appraisers determine a home's value by taking into consideration the property and neighborhood characteristics. To make an "apples to apples" comparison, we use a regression model that takes into consideration neighborhood housing stock (e.g., size, type, age), socioeconomic status (e.g., property owners, employment rates, poverty), and amenities (e.g., retail stores, entertainment, services, parks). The above estimates are the mean appraised values in the metropolitan area for neighborhood with average housing stock, socioeconomic, and amenities.

Figure 1

Mean Appraised Values Over Time
2013–2021
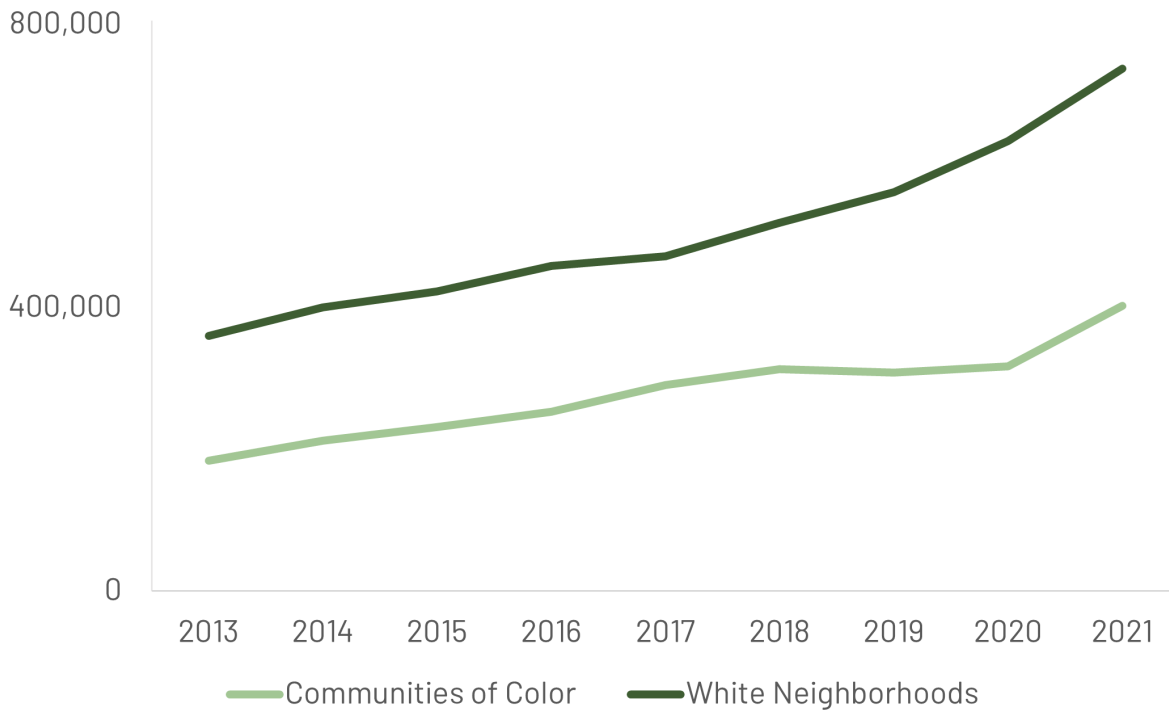
Source: Authors' analysis of FHFA UAD, 2006-2010, 2011–2015, and 2016-2020 American Community Survey 5-year estimates and 2013–2018 National Neighborhood Data Archive.

	2013	2014	2015	2016	2017	2018	2019	2020	2021
Communities of Color	183,837	211,733	231,086	252,967	290,175	313,183	308,313	316,898	402,430
White Neighborhoods	359,705	400,485	422,589	458,620	472,005	519,965	562,676	635,157	737,480

Figure 2

Mean Appraised Values Over Time
2013-2021

| | White | ····· Latinx | — S.E. Asian/ Pac. Isl. |

Source: Authors' analysis of FHFA UAD, 2006-2010, 2011-2015, and 2016-2020 American Community Survey 5-year estimates and 2013-2018 National Neighborhood Data Archive.
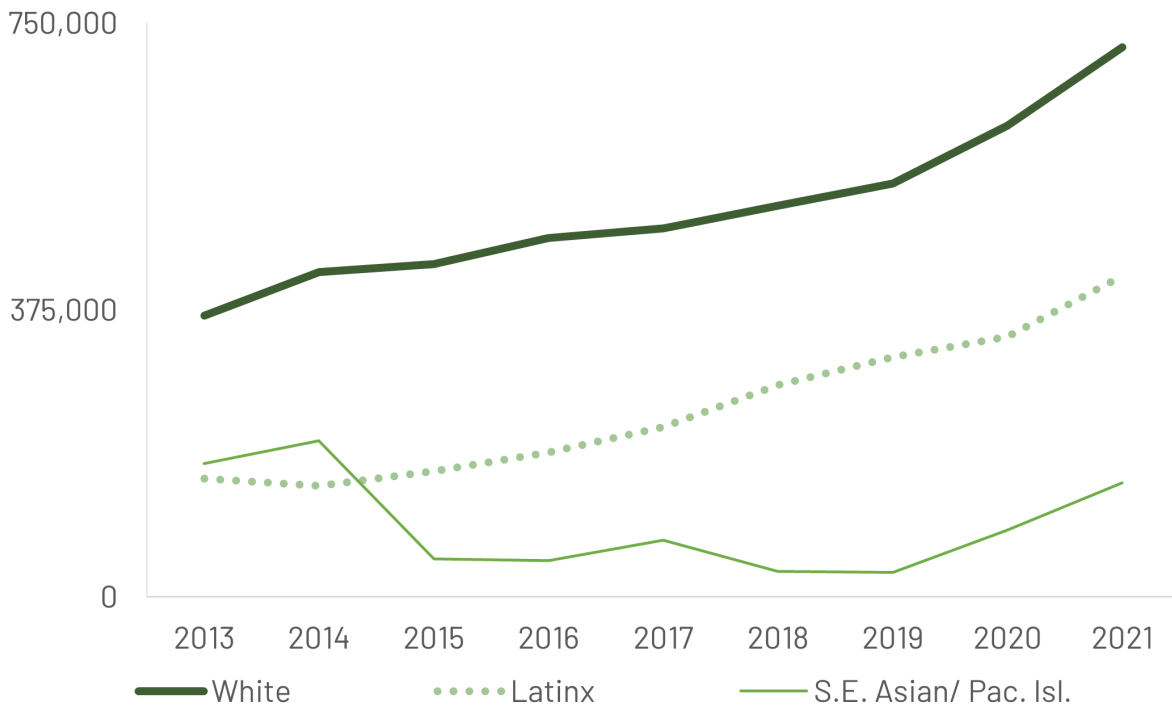
Metropolitan Area Racial Group Proportions, 2021

White	Latinx	Southeast Asian & Pacific Islander	Other Communities of Color
0.32	0.44	0.09	0.15

Citation: Howell, Junia and Elizabeth Korver-Glenn. 2022. "Metropolitan Area Supplemental Files ." In *Appraised: The Persistent Evaluation of White Neighborhoods as More Valuable Than Communities of Color*. eruka.org/appraised